

STEPHEN E. COLLINS
DIRECTOR

October 8, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 65 -ZAC- Meeting of September 18, 1984
Property Owner: Larry E. Knight
Location: NW/Cor. Reisterstown Road and Stockdale Avenue
Existing Zoning: B.L. & D.R. 3.5
Proposed Zoning: Special Exception for a service garage

Acres: 0.456
District: 4th

Dear Mr. Jablon:

This site should be restricted to one entrance on Reisterstown Road and that entrance should serve both uses. There is to be only one entrance on Woodkey Avenue and only one on Stockdale Avenue and both of these entrances are to be near the west property line. Wherever possible, the entrances are to have 15' radius.

Michael S. Planigian
Traffic Engineering Assoc. II

MEP/cam

PAUL H. REINCKE
CHIEF

September 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Larry E. Knight

Location: NW/Cor. Reisterstown Road and Stockdale Avenue

Item No.: 65 Zoning Agenda: Meeting of 9/18/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. McGehee* Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

TID ZALLMAN JR.
DIRECTOR

September 20, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 65 Zoning Advisory Committee Meeting are as follows:
Property Owner: Larry E. Knight
Location: NW/Cor. Reisterstown Road and Stockdale Avenue
Existing Zoning: B.L. & D.R. 3.5
Proposed Zoning: Special Exception for a service garage

Acres: 0.456
District: 4th.

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(X) A building/structure permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1407 and Table 1407, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to can comply with the height/area requirements of Table 202 and the required construction classification of Table 401.

(X) Comments - Separate permits are required for removing tanks, existing buildings, paving, etc.
Provide signs, curb cuts, etc., etc., for the Handicapped as per the State of Maryland Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es



IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
NW/Cor. of Reisterstown * ZONING COMMISSIONER
Road and Stockdale Avenue - *
4th Election District *
Larry E. Knight, *
Petitioner *
Case No. 85-127-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a service garage, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Testifying on his behalf were Charles Stark, a registered surveyor, and Margaret Klingelhofer of Jiffy Lube, Inc. Mrs. Alice LeGrand appeared on her own behalf and on behalf of the Reisterstown-Owings Mills-Glyndon Coordinating Council as a Protestant.

Testimony indicated that the subject property, zoned B.L. on the Reisters-town Road frontage and D.R.3.5 in the rear, contains approximately 1.7 acres. The southeastern portion of the property, approximately 0.45 of an acre on the corner of Reisterstown Road and Stockdale Avenue, will be utilized for the service garage. Jiffy Lube will construct a 1,980 square foot, four-bay building that will provide limited services, i.e., lubrications, oil changes, and general fluid maintenance. There will be no major repair of vehicles and no storage of damaged or disabled vehicles. It is expected that approximately 60 customers will be served per day and that each car will take about ten minutes to complete. The hours of operation will be from 8:00 a.m. to 6:00 p.m., Monday through Saturday. The business is aimed at the existing vehicular traffic on Reisterstown Road, which has been measured at 40,000 vehicles per day.

Mrs. LeGrand testified that the service garage would have an adverse impact in that the traffic ingress and egressing the site will add tremendously to

the existing congestion at that point on Reisterstown Road, which tapers from four lanes to two lanes nearby as it enters Reisterstown itself. There is a shopping center directly across the street, and its traffic together with the traffic from this site would cause undue congestion.

Mr. Stark testified that, based on his professional experience, it was his opinion that the business would not cause any adverse impact and would not create traffic congestion over and above what already exists. He testified that the conditions delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR), will be satisfied.

The Petitioner seeks relief from Section 230.13, pursuant to Section 502.1, BCZR.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning

classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14 day of November, 1984, that the Petition for Special Exception for a service garage be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner must receive County Review Group (CRG) approval.
2. The hours of operation shall be from 8:00 a.m. to 6:00 p.m., Monday through Saturday.
3. No vehicles may be stored outside overnight.
4. Vehicles shall not be permitted to impede traffic on either Reisterstown Road or Stockdale Avenue. No vehicle on either Reisterstown Road or Stockdale Avenue shall be permitted to be stopped to wait access to the site but shall be moved on by the Petitioner or his lessee.

Mr. Larry E. Knight

Mrs. Alice LeGrand

People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: October 16, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Larry E. Knight
SUBJECT: No. 85-127-X

In view of the comments of the Division of Current Planning and Development's representative to the Zoning Plans Advisory Committee, this office is opposed to the granting of the subject petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/ef

ORDER RECEIVED FOR FILING

DATE *Nov 14 1984*
BY *John P. [illegible]*

ORDER RECEIVED FOR FILING

DATE *Nov 14 1984*
BY *John P. [illegible]*

ORDER RECEIVED FOR FILING

DATE *Nov 14 1984*
BY *John P. [illegible]*

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 8828, TOWSON, MARYLAND 21204

Description to Accompany Petition for
Special Exception

August 29, 1984

Beginning for the same at the intersection of the southwest right-of-way
line of Reisterstown Road (U.S. Route 140), 66 feet wide, with the north right-of-
way line of Stockdale Avenue as widened to 35 feet, thence binding on the north
right-of-way line of Stockdale Avenue the four following courses and distances:
1) South 46° 19' 15" West 7.00 feet
2) South 9° 22' 20" West 21.63 feet
3) southwesterly by a line curving to the west with a radius of 175.00 feet for an
arc distance of 63.50 feet and
4) South 86° 12' 58" West 113.91 feet thence northwesterly by a line curving to the
north with a radius of 567 feet for an arc distance of 65 feet thence
5) North 52° 25' 45" East 167.22 feet to intersect the said southwest right-of-way
line of Reisterstown Road thence binding on said right of way line the two following
courses and distances:
6) southeasterly by a line curving to the east with a radius of 400 feet for an arc
distance of 67.26 feet and
7) South 43° 40' 45" East 71.11 feet to the place of beginning.
Containing 0.406 Acres of land more or less.

PETITION FOR SPECIAL EXCEPTION
4th Election District

LOCATION: Northwest corner of Reisterstown Road and Stockdale
Avenue

DATE AND TIME: Thursday, November 8, 1984 at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage for a Jiffy-lube
type operation.

Being the property of Larry E. Knight as shown on
the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however, enter-
tain any request for a stay of the issuance of said permit during this period for
good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 15, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #65 (1984-1985)
Property Owner: Larry E. Knight
N/W cor. Reisterstown Rd. & Stockdale Ave.
Acreage: 0.406
District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this
office for review by the Zoning Advisory Committee in connection with the subject
item.

General Comments:

This site is being processed as a County Review Group project, known as
the Knight Property, Project No. 84256. Comments prepared for the County
Review Group, dated October 30, 1984 are applicable to this item.

Very truly yours,

JAMES A. MARBLE, P.E., Chief
Bureau of Public Services

JAM:EAM:REC:SS

Mr. Larry E. Knight
P.O. Box 498
Reisterstown, Maryland 21136

NOTICE OF HEARING

RE: Petition for Special Exception
N/W cor. Reisterstown Rd. & Stockdale
Avenue
Larry E. Knight - Petitioner
Case No. 85-127-X

TIME: 11:15 A.M.

DATE: Thursday, November 8, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133257

DATE: 9/4/84 ACCOUNT: R-01-615-000

AMOUNT: \$5.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 25, 1984

Mr. Larry E. Knight
P.O. Box 498
Reisterstown, Maryland 21136

RE: Petition for Special Exception
N/W corner Reisterstown Road and
Stockdale Avenue
Larry E. Knight - Petitioner
Case No. 85-127-X

Dear Mr. Knight:

This is to advise you that \$47.30 is due for advertising and posting
of the above property.

This fee must be paid and our zoning sign and post returned on the day
of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and
remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135830

DATE: Oct. 31, 1984 ACCOUNT: R-01-615-000

AMOUNT: \$47.30

RECEIVED FROM: Larry E. Knight

FOR: Advertising & Posting Costs of Case No. 85-127-X

031*****67Jula #31-1

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 11/15/84
Posted for: [Signature] for [Signature]
Petitioner: Larry E. Knight
Location of property: N/W cor. Reisterstown Rd. & Stockdale Ave.
Location of Signs: Sign facing Reisterstown Rd., across E. from the property
Remarks: [Signature]
Posted by: [Signature] Date of return: 11/21/84
Number of Signs: 1

85-127-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of November, 1984.

Petitioner: Larry E. Knight
Petitioner's Attorney

ARNOLD JABLON
Zoning Commissioner

Received by: [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 18, 1984

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
October 18, 1984.

THE JEFFERSONIAN,

Publisher

Cost of Advertising 13.00

PETITION FOR SPECIAL EXCEPTION
4th Election District
LOCATION: Northwest corner of Reisterstown Road and Stockdale Avenue
DATE AND TIME: Thursday, November 8, 1984 at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exception for a service garage for a Jiffy-lube type operation.
Being the property of Larry E. Knight as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

MARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster Md., Oct. 18, 1984

THIS IS TO CERTIFY that the annexed Request L63392 P.O. #250213
was published for one (1) consecutive week days previous
18th day of October, 1984 in the
☐ Carroll County Times, a daily newspaper published
in Westminster Carroll County Maryland
☐ South Carroll Herald, a weekly newspaper published
in Eldersburg, Carroll County Maryland
☐ Community Times, a weekly newspaper published
in Reisterstown, Baltimore County, Maryland

MARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per [Signature]

GENERAL NOTES

1. AREA EXEMPT FROM STORM WATER MANAGEMENT SEE JETEE DATED 1-21-80 IN FILE 11-80
2. EXEMPT ON REQUESTED ON DR 35 PORTION EXISTING EASEMENTS TO REMAIN IN USE IF PERMITTED.
3. PAVING SECTION TO BE DETERMINED BY SOILS ENGINEER BUT SHALL BE A MINIMUM OF 6" BITUMINOUS CONCRETE ON 6" CRUSHED RUN STONE
4. LIGHTING SHALL BE DESIGNED SO AS NOT TO A. REFLECT INTO RESIDENTIAL AREAS B. INTERFERE WITH TRAFFIC C. EXCEED 2 FEET IN HEIGHT
5. REQUESTED EASEMENTS SHALL BE STANDARD 1" CONCRETE ON 4" CRUSHED RUN BASE AS PER BALTIMORE COUNTY STANDARDS
6. PUBLIC SANITARY SEWER AND WATER IS AVAILABLE
7. EXISTING PROTECTION ON DR 35 PORTION - NEEDS REPAIR - BL PORTION ROAD PAVED
8. NOT A HISTORIC PROTECTED SITE
9. SITE IS NOT U.A. A. CRITICAL AREA B. ARCHEOLOGICAL AREA C. ENDANGERED SPECIES HABITAT D. HAZARDOUS MATERIAL SITE
10. PROPERTY OUTLINE AND TOPOGRAPHY TAKEN FROM DEEDS & PLAT
11. NO SLOPES GREATER THAN 25%
12. EASEMENTS FOR PARKING AND RIGHT OF INGRESS AND EGRESS WILL BE LOCATED BETWEEN THE LINES OF THE SERVICE GARAGE AND FUTURE RETAIL AREA
13. NO EXISTING STREAMS OR SPRINGS
14. NO FLOOD PLAINS AFFECT THIS SITE
15. LANDSCAPING PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT
16. EXISTING SIGN POLE TO REMAIN TO BE USED FOR JIFFY LUBE
17. TWO EXISTING MODEL HOMES ON BL PORTION TO BE MOVED TO DR 35 PORTION AS SHOWN FOR LEASE ONLY AND NOT FOR SALE - SEE PERMITS FOR DETAILS
18. ALL EXISTING UNDERGROUND UTILITIES TO BE REMOVED
19. EXISTING BUILDINGS ON SITE TO BE REMOVED
20. PROPERTY IS UNDER ONE OWNERSHIP AND PROPOSED USES ARE FOR LEASE ONLY

SOIL LIMITATIONS

21. EXISTING EASEMENT OVER EXISTING SEWER IN BL PORTION TO REMAIN - OTHER EASEMENTS IN BL PORTION TO BE RELEASED
22. REQUEST FOR NAME OF ROAD IMPROVEMENT ON DEAN AVENUE AND WOODLEY AVE AND STOCKDALE AVENUE HAS BEEN MADE.

23. EXEMPTION FROM STORM WATER MANAGEMENT ON DR 35 PORTION APPROVED ON 8/31/84.

24. REQUEST TO CLOSE WOODLEY AVE TO THRU TRAFFIC TO BE MADE.

25. NO UTILITIES

26. NO STORAGE OF DAMAGED OR DISABLED VEHICLES OUTSIDE OF BUILDING

27. PROPOSED SIGNS FOR JIFFY LUBE AND RETAIL AREAS WILL NOT EXCEED 10' EACH (THE 10' TO INCLUDE BOTH FACES OF SIGN)

28. LOT 2 PALMADALE TR. STOCKDALE AVE IS FOR WATER SERVICE ONLY AND NOT TO BE USED FOR AGENCIES

29. STATE TRAIL A. CURE TO BE USED IN PARKING AREAS ADJACENT TO GASTROSTOMA END

30. EX 1111 F 2104 TO BE RELOCATED BEHIND FRIDSON CURB.

SOIL	FIELD	WITH BASEMENT	STREET
GCB2	SLIGHT	SLIGHT	MODERATE SLOPE
G1B	SLIGHT	SLIGHT	MODERATE SLOPE

TABULATION

GROSS AREA 2.9 ACRES
NET AREA 72 ACRES
EXISTING ZONING DR 35 BL BL
AREA DR 35 1.0 ACRES GROSS 0.771 NET
AREA BL 1.3 ACRES GROSS 0.951 NET

DEED REFERENCES U002/001
U001/001

ACCOUNT NUMBERS
4-0005530
U-0000 840

COUNCILMANIC DISTRICT 3RD

CENSUS TRACT 404401

WATERSHED 02

SUB WATERSHED 01

SOIL TYPES GCB, GCB2

OPEN SPACE REQUIRED

BL HOME REQUIRED
DR 35 310 = 0.02 ACRES
NAME HAS REQUESTED

FLORIDA ALFA RAY ALIGNED 3

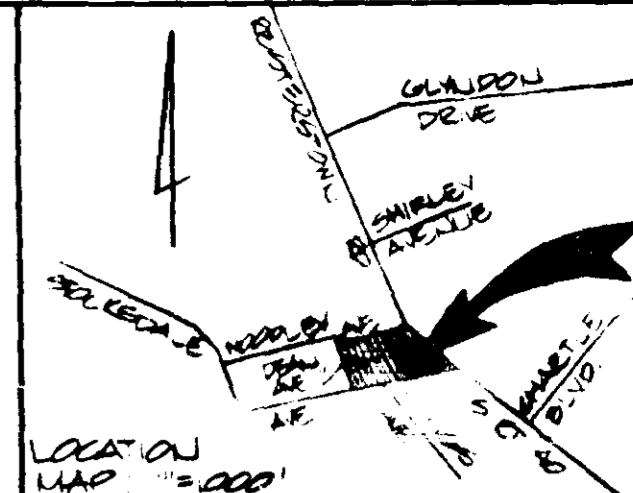
RETAIL STORE ALFA RAY

4250
1750 = 2.50

JIFFY LUBE AREA FAR

1940
1750 = 0.10

NO AMENITY OPEN SPACE REQUIRED

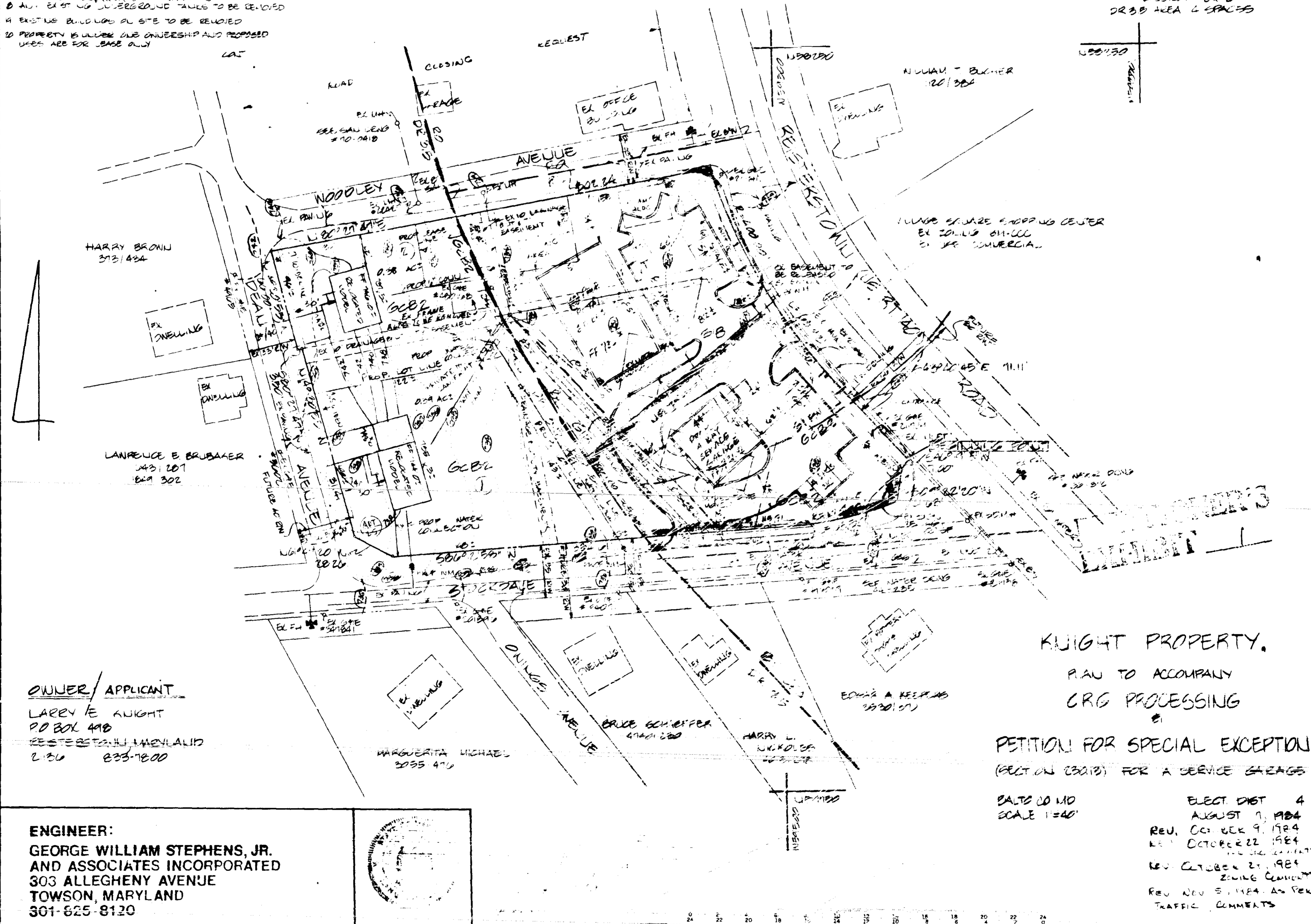


EXISTING USE OFFICE BUILDING
2 MODEL HOMES

PROPOSED USE

BL AREA
SERVICE GARAGE 1900 SF
FUTURE RETAIL 4250 SF
DR 35 AREA
MOVE EXISTING MODEL HOMES
FROM BL TO DR 35 FOR LEASE
ALLOWED 1.5 SA 2.5 S.5 UNITS
PARKING REQUIRED
BL AREA
SERVICE GARAGE (JIFFY-LUBE)
1900 SF - 300 = 1.6 SPACES
FUTURE RETAIL
4250 SF - 200 = 20 SPACES
TOTAL 2800 SF = 21.6 SPACES
DR 35 AREA
1.3 SPACES HOUSE = 4 SPACES

PARKING PROVIDED
BL AREA 29 SPACES
INCLUDING 2 HANDICAP
REQUIRE 2.1 B
HANDICAP 2.1 B
DR 35 AREA 4 SPACES



OWNER/APPLICANT

LARRY E. KNIGHT
PO BOX 440
EASTON, MARYLAND
21828 833-7800

ENGINEER:

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES INCORPORATED
303 ALLEGHENY AVENUE
TOWSON, MARYLAND
301-625-8120



KNIGHT PROPERTY.

PLAN TO ACCOMPANY
CRG PROCESSING

PETITION FOR SPECIAL EXCEPTION
(SECTION 1301B) FOR A SERVICE GARAGE

SCALE 1"=40'

ELECT DIST 4
AUGUST 7, 1984
REV. OCTOBER 9, 1984
REV. OCTOBER 22, 1984
REV. OCTOBER 27, 1984
ZONING COMMENTS
REV. NOV 5, 1984 AS PER
TRAFFIC COMMENTS

PL 4292 2/3
41 5/22 12